143.0	0004	0014.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	973,300	/	973,300
USE VALUE:	973,300	/	973,300
ASSESSED:	973,300	/	973,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FAHEY JAMES & NICOLE
Owner 2:	
Owner 3:	
Street 1:	99 MOUNT VERNON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1922, having primarily Vinyl Exterior and 2928 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4950.000	515,400	3,100	454,800	973,300
Total Card	0.114	515,400	3,100	454,800	973,300
Total Parcel	0.114	515,400	3,100	454,800	973,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 332.41 | /Parcel: 332.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	92786
GIS Ref	
GIS Ref	
Insp Date	05/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 143.0-0004-0014.0

!11108!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	515,400	3100	4,950.	454,800	973,300	973,300	Year End Roll	12/18/2019
2019	101	FV	387,700	3100	4,950.	426,400	817,200	817,200	Year End Roll	1/3/2019
2018	101	FV	361,900	3100	4,950.	352,500	717,500	717,500	Year End Roll	12/20/2017
2017	101	FV	361,900	3100	4,950.	324,000	689,000	689,000	Year End Roll	1/3/2017
2016	101	FV	361,900	3100	4,950.	295,600	660,600	660,600	Year End	1/4/2016
2015	101	FV	347,500	3100	4,950.	289,900	640,500	640,500	Year End Roll	12/11/2014
2014	101	FV	347,500	3100	4,950.	269,500	620,100	620,100	Year End Roll	12/16/2013
2013	101	FV	347,500	3100	4,950.	256,400	607,000	607,000		12/13/2012

PRINT

Date	Time
12/11/20	01:18:52

LAST REV

Date	Time
05/30/18	07:55:12

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11108

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ABRAHAMSON ROBE	29010-579		8/25/1998		270,000	No	No		Y

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/20/2003	512	Addition	80,000	C		G5	GR FY05	16X23 2STY ADD

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	MEAS&NOTICE	BS	Barbara S
3/21/2009	Inspected	197	PATRIOT
2/3/2009	Measured	345	PATRIOT
1/8/2000	Inspected	197	PATRIOT
11/23/1999	Mailer Sent		
11/11/1999	Measured	264	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4950		Sq. Ft.	Site		0	80.	1.15	9									454,802						454,800	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	454,802	Spl Credit		Total:	454,800

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	TAN
View / Desir:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

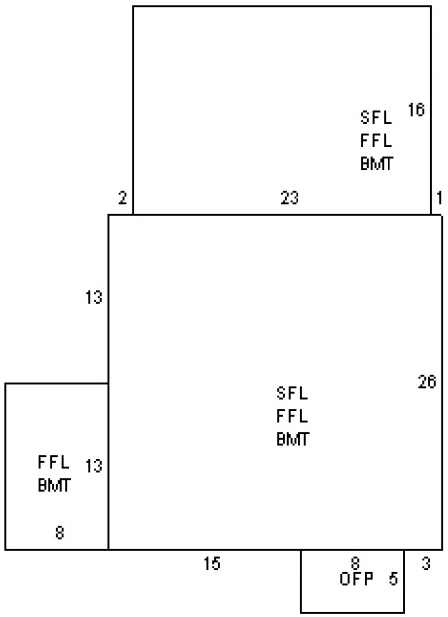
OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

COMMENTS

TOILET AND SINK IN BSMT.

SKETCH



UnSketched SubAreas:
BMT: 368,
FAD: 736,

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3			Baths: 1				HB 1		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		4.6 %

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.00860655
Const Adj.:	0.99989998
Adj $ / SQ:	126.063
Other Features:	112027
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	540233
Depreciation:	24851
Depreciated Total:	515383

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	126.06
Special Features:	0	Val/Su Net:	114.94
Final Total:	515400	Val/Su SzAd	176.02

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,516	37.820	57,334
FFL	First Floor	1,148	126.060	144,721
SFL	Second Floor	1,044	126.060	131,610
FAD	Addition	736	126.060	92,783
OFP	Open Porch	40	44.000	1,760

Net Sketched Area:	4,484			Total:	428,208
Size Ad	2928	Gross Are	4484	FinArea	2928

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

PARCEL ID

143.0-0004-0014.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	F	AV	1930	23.92	T	40	101			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:	Total: 3,100